143.0	0009	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,800 / 817,800
					USE VALUE:	817,800 / 817,800
					ASSESSED:	817,800 / 817,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUARTE MARY R & CATHERINE J
Owner 2:	
Owner 3:	
Street 1:	127 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5135.000	355,600	3,000	459,200	817,800
Total Card	0.118	355,600	3,000	459,200	817,800
Total Parcel	0.118	355,600	3,000	459,200	817,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.08 | /Parcel: 551.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

93366

GIS Ref

GIS Ref

Insp Date

05/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,700	3000	5,135.	459,200	817,900	817,900	Year End Roll	12/18/2019
2019	101	FV	262,200	3000	5,135.	430,500	695,700	695,700	Year End Roll	1/3/2019
2018	101	FV	262,200	3000	5,135.	355,900	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	262,200	3000	5,135.	327,200	592,400	592,400	Year End Roll	1/3/2017
2016	101	FV	262,200	3000	5,135.	298,500	563,700	563,700	Year End	1/4/2016
2015	101	FV	220,700	3000	5,135.	292,800	516,500	516,500	Year End Roll	12/11/2014
2014	101	FV	220,700	3000	5,135.	272,100	495,800	495,800	Year End Roll	12/16/2013
2013	101	FV	220,700	3000	5,135.	258,900	482,600	482,600		12/13/2012

!11165!

PRINT

Date	Time
12/11/20	01:22:01

LAST REV

Date	Time
05/30/18	09:24:06
ekelly	

USER DEFINED

Prior Id # 1:	93366
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20284-341		12/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	690	New Wind	3,200	C				
8/3/2016	1067	New Wind	12,331	C				
12/18/2014	1720	Addition	111,362					Remove existing 4

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Entry Denied	336	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5135		Sq. Ft.	Site		0	80.	1.12	9									459,242						459,200	

Total AC/HA:	0.11788	Total SF/SM:	5135	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	459,242	Spl Credit		Total:	459,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34188199
Const Adj.:	0.98980200
Adj $ / SQ:	166.025
Other Features:	109250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398696
Depreciation:	43059
Depreciated Total:	355636

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

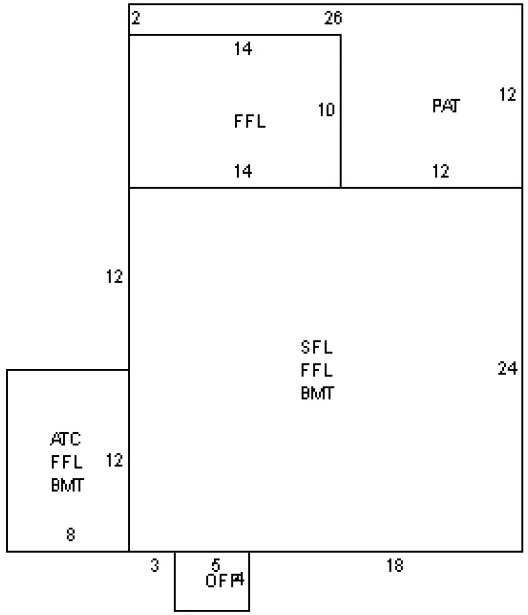
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.02
Special Features:	0	Val/Su Net:	146.34
Final Total:	355600	Val/Su SzAd	234.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	166.020	142,781
BMT	Basement	720	49.810	35,861
SFL	Second Floor	624	166.020	103,599
PAT	Patio	172	4.390	754
ATC	Attic	34	166.020	5,578
OFP	Open Porch	20	43.550	871

Net Sketched Area:	2,430			Total:	289,444
Size Ad	1517.6	Gross Are	2492	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	F	AV	1930	24.86	T	40	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000